

20.20.60 Supplementary Regulations

A. STATION AREAS [ORD 4224; August 2002] [ORD 4332; November 2004]

1. Specific District Development Approvals.

(Reserved)

20.20.60.

B. STATION COMMUNITIES [ORD 4332; November 2004]**1. Specific District Development Approvals.**

- A. Beaverton Creek Station Community District. Demonstrate by submittal of a General Site Plan as defined in Chapter 90 that compliance with the required minimum of 750 residential units either: 1) has previously been achieved within the district, 2) will be achieved as a result of the proposed development, or 3) can still be achieved within the district after completion of the proposed development.
- B. South Tektronix Station Community District. Onsite water quality and flood storage facilities shall be incorporated into the design landscape that create a natural transition between the facility and other site improvements. Within the water feature and the transition area only native vegetation identified on the Metro Native Plant List shall be permitted. The City may require financial guarantees for these facilities to ensure that the overall project is developed to comply with Metro Urban Growth Management Functional Plan Title 3. [ORD 4121; August 2000]

20.20.60.

C. CORRIDOR DISTRICTS [ORD 4265; September 2003] [ORD 4332; November 2004]

In addition to the site development requirements listed in Section 20.20.50.C development in Corridors shall be subject to the following supplemental development requirements:

1. **Extension of Facilities.** To provide for orderly development of the adjoining property or to provide an adequate grid of the City system, the City Engineer or designee shall require extension of water lines, sanitary and storm sewer lines through applicant's property to the property line of the adjoining or abutting property. Extension of streets shall conform to the requirements of Section 60.55 Transportation Facilities. Facilities required in accordance with this section shall be consistent with the acknowledged Comprehensive Plan. Where physical or topographic conditions make the extension of a facility or facilities impracticable, the City Engineer or designee may require a cash payment to the City in lieu of the extension of the facility or facilities, the amount of which shall be equal to the estimated cost of the extension(s) under more suitable conditions.
2. **Open Air Display:** Where permitted, open air sales/display/storage of merchandise shall be setback at least 20 feet from the front property line. The area shall be designated and subject to Board of Design Review approval.
3. **Method for Calculating Minimum Residential Density.** New residential development in Corridor zoning district must comply with the minimum density calculated below. Attached dwellings must calculate minimum density using 1,000 square feet as the minimum land area per dwelling unit in step 2 below. Detached dwellings must calculate minimum density using 4,000 square feet as the minimum land area per dwelling unit in step 2 below. Projects proposed at less than the minimum density must demonstrate on a site plan or other means how, in all aspects, future intensification of the site to the minimum density or greater can be achieved without an adjustment or a variance. If meeting the minimum density will require the submission and approval of an adjustment or variance application(s) above and beyond application(s) for adding new primary dwellings or land division of property, meeting minimum density shall not be required.

20.20.60.C.3.

For the purposes of this section, new residential development shall mean intensification of the site by adding new primary dwelling(s) or land division of the property. New residential development is not intended to refer to additions to existing structures, rehabilitation, renovation, remodeling, or other building modifications or reconstruction of existing structures.

Minimum residential density is calculated as follows:

1. Refer to the definition of Acreage, Net. Multiply the net acreage by 0.80.
2. Divide the resulting number in step 1 by the minimum land area required per dwelling of the applicable zoning district to determine the minimum number of dwellings that must be built on the site.
3. If the resulting number in step 2 is not a whole number, the number is rounded to the nearest whole number as follows: If the decimal is equal to or greater than 0.5, then the number is rounded up to the nearest whole number. If the decimal is less than 0.5, then the number is rounded down to the nearest whole number.

20.20.60.

D. TOWN CENTER DISTRICTS**1. Specific District Development Approvals.**

A. Murray Scholls Town Center Development Standards. The following standards shall apply to all development, or any development phase, located within the Murray Scholls Town Center.

1. Demonstrate by the submittal of a General Site Plan as defined in Chapter 90 that compliance with the required minimum of 1,050 residential units either: 1) has previously been achieved within the district, 2) will be achieved as a result of the proposed development, or 3) can still be achieved within the district after completion of the proposed development.
2. Demonstrate by the submittal of a General Site Plan as defined in Chapter 90 that compliance with the required maximum of 2,500 residential units either: 1) has not been achieved within the district, or 2) will not be achieved as a result of the proposed development.

[ORD 4332; November 2004]

20.20.60.

E. REGIONAL CENTER [ORD 4075; November 1999]

The purpose of the supplementary regulations and standards is to support existing and future businesses and development consistent with the intent and purpose of each of the three Regional Center District subareas as set forth in this ordinance [RC-TO: Section 20.20.43; RC-OT: Section 20.20.45; RC-E: Section 20.20.47]

1. Development Standards.

The following supplementary standards apply to all development within the Regional Center.

A. Streets that form a boundary of a Multiple Use District for which maximum front yard setbacks shall apply are:

1. Cedar Hills Boulevard
2. Farmington Road

[ORD 4332; November 2004]

2. Specific District Development Approvals.

A. (reserved)

F. MAIN STREETS (RESERVED)

